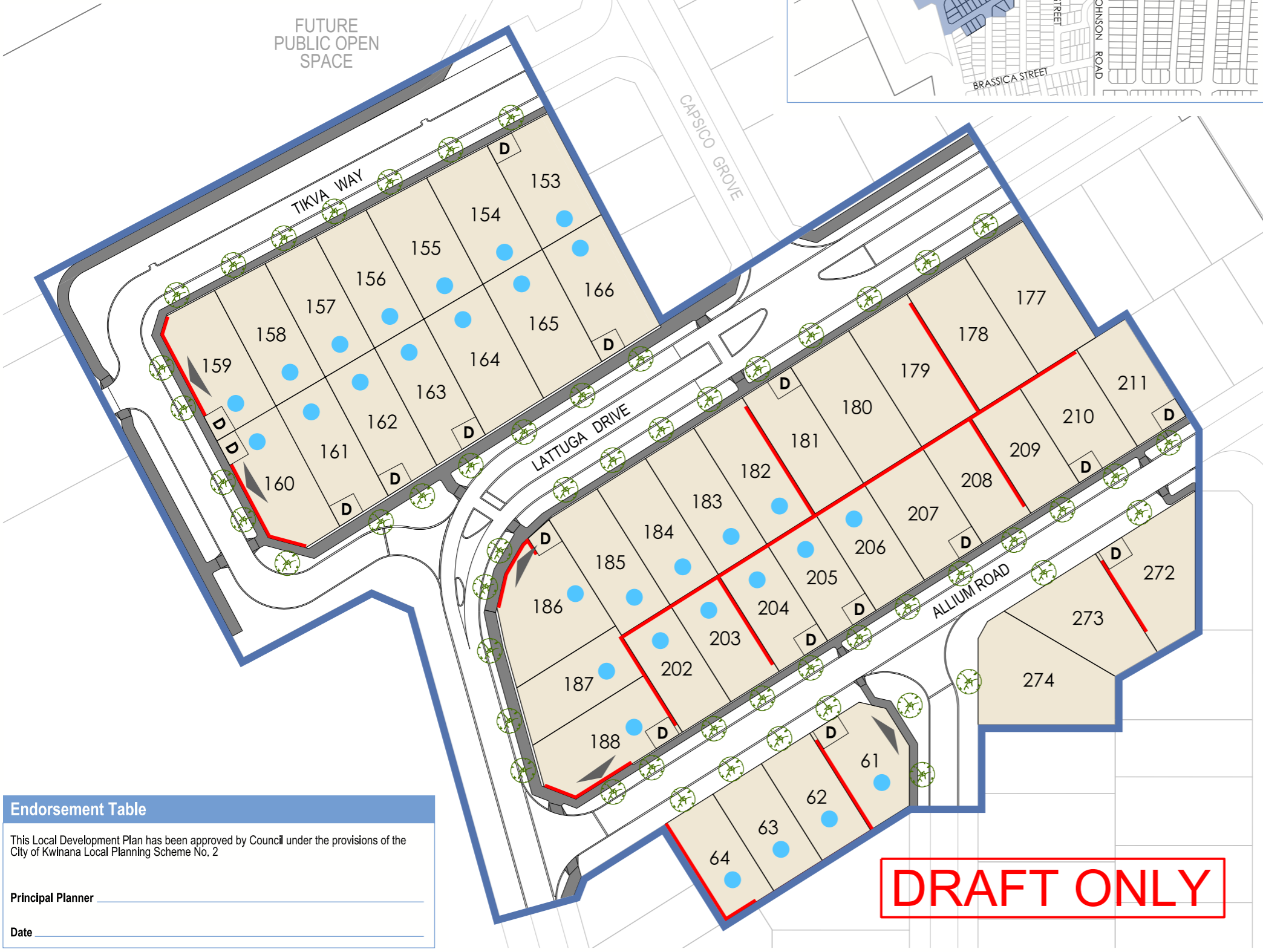


Legend

- Extent of Local Development Plan
- R25 Subject Lots
- Designated Secondary Street Frontage
- Indicative Retaining Wall Location
- Footpath Alignment (Planned)
- Shared Path Alignment (2.5m)
- Lots subject to Bushfire Planning Requirements - Refer to Approved Bushfire Management Plan - 19 December 2022 (as amended)
- Approximate Street Tree Location - Street Trees not to be removed or relocated by adjacent Lot Owners
- Rain Garden Location
- Vehicle Driveway Location



Endorsement Table

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No. 2

Principal Planner _____

Date _____

Local Development Plan Provisions

- ### 1.0 GENERAL PROVISIONS
- 1.1 The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
 - 1.2 The following standards below constitute as 'deemed to comply' provisions of the R-Codes and do not require consultation with adjacent owners.
- ### 2.0 STREETScape REQUIREMENTS
- | Lots Applicable | Location | Minimum Setback | Maximum Setback | Requirements |
|-----------------|------------------|-----------------|-----------------|--|
| All Lots | Primary Street | 3.0m | 5.0m | <ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5.0m where these constitute a minor proportion of the dwelling's front facade. |
| All Lots | Primary Street | 2.0m | N/A | <ul style="list-style-type: none"> A porch, balcony, verandah or the equivalent may project not more than 1.0 m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level. |
| All Lots | Secondary Street | 1.0m | N/A | <ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. |
- 2.1 Dwelling facades facing the primary street shall provide well-articulated facades by providing indentations and projections to the main building line and roof design, and shall provide at least three of the following design features:
 - a) A verandah or balcony which is a minimum 30% of the width of the facade (excluding garage or carport) and 1.5m deep with the longest portion parallel to the street;
 - b) A substantial entrance feature to pronounce the main entry to the dwelling such as a portico, open pergola, arbor, gate house or attached feature wall;
 - c) A roof feature such as gable-end, gambrel, dormer windows, window hood or architectural beams;
 - d) A feature material such as recycled face brick, Corten steel, recycled/weathered timber, mini-orb, stone or light-weight cladding such as weatherboard;
 - e) Living area with substantial glazing (i.e., full height, overlooking the street or public reserve); or
 - f) Features which provide articulation and interest such as, but not limited to: a chimney, feature blade wall or substantially sized planter box (minimum 4 course high).
- ### 3.0 LOT BOUNDARY SETBACK REQUIREMENTS
- 3.1 Buildings built up to lot boundaries (other than street boundaries):
- | Lots Applicable | Building Type | Minimum Setback | Requirements |
|-----------------|--------------------------|-----------------|--|
| All Lots | Maximum 3.5m wall height | Nil | <ul style="list-style-type: none"> Applicable to one site boundary only. Maximum length determined by front (Primary Street) setback and a minimum setback of 4m from the rear boundary, for lots with a site boundary length equal or greater than 25.0m (including truncation). Maximum length determined by front (Primary Street) and R-Code rear setbacks for lots having a site boundary length less than 25.0m (including truncation). |
| All Lots | Maximum 3.5m wall height | Nil | <ul style="list-style-type: none"> Applicable to a second site boundary. Maximum length of the greater of 9m or 1/3rd the length of the balance of the site boundary behind the front setback. |
- ### 4.0 OPEN SPACE REQUIREMENTS
- | Lots Applicable | Minimum total % of site | Requirements |
|-----------------|-------------------------|---|
| R25 | 35% | <ul style="list-style-type: none"> Permitted where Outdoor Living Area (OLA) / Primary Garden Area complies with all applicable deemed-to-comply requirements of the R-Codes (as amended). |
- ### 5.0 GARAGE REQUIREMENTS
- 5.1 Garage setbacks to be provided to the primary street as follows:
- | Lots Applicable | Minimum Garage Setback | Requirements |
|---|------------------------|--|
| All Lots (except Lot 159, 160, 186 and 188) | 4.5m | <ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. Can be aligned with the dwelling provided it does not exceed the garage minimum setback. |
- 5.2 Garage setbacks to be provided to the secondary street as follows:
- | Lots Applicable | Minimum Garage Setback | Requirements |
|----------------------|------------------------|--|
| Lot 186 and 188 only | 4.5m | <ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. Can be aligned with the dwelling provided it does not exceed the garage minimum setback. |
- ### 6.0 VEHICLE ACCESS
- 6.1 Vehicle access is permitted as per the locations shown on the LDP plan for Lots 61, 159 and 160, subject to the design of secondary street fencing (where proposed) in accordance with the requirements of provision 7.2 of this LDP.
- ### 7.0 FENCING REQUIREMENTS
- 7.1 Front fences located within the primary street setback area shall be visually permeable above 0.9m to a maximum height of 1.2m of natural ground level.
 - 7.2 For secondary street boundaries, fencing shall be visually permeable above 1.2m of natural ground level for a minimum length of 3m beyond the primary street setback line, with a major opening addressing the secondary street within the corresponding visually permeable length.
- ### 8.0 STREET TREE REQUIREMENTS
- 8.1 A minimum of one street tree per lot is required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this Local Development Plan, subject to detailed landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners.